

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

<b>IN RE:</b>	:		
<b>April N. Sycz</b>	:		
	<b>Debtors</b>	:	<b>Chapter 13</b>
	:	:	
<b>April N. Sycz</b>	:		<b>Bankruptcy No. 18-13197 AMC</b>
	<b>Movant</b>	:	
	:	:	
<b>v.</b>	:	:	
	:	:	
<b>PHH Mortgage Corporation</b>	:		
	<b>Respondent</b>	:	
	:	:	
	:	:	
	:	:	
	:	:	

**ORDER**

**AND NOW**, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, upon  
consideration of MOTION FOR AUTHORITY TO SELL REAL PROPERTY FREE AND  
CLEAR OF LIENS AND ENCUMBRANCES, Respondent's Answer thereto, and the record as  
a whole, it is hereby

**ORDERED** that MOTION FOR AUTHORITY TO SELL REAL PROPERTY FREE  
AND CLEAR OF LIENS AND ENCUMBRANCES is denied without the following provision:

- 1) Debtor shall include in the Order that either **PHH Mortgage Corporation** will be paid in full subject to a proper payoff quote at the time of closing or that any sale short of full payoff will be subject to **PHH Mortgage Corporation's** final approval.
- 2) Closing is required within 30 days of the payoff quote date or a new payoff is required within 30 days of closing.

**By The Court:**

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**Ashely M. Chan**

**U.S. Bankruptcy Judge**

cc: April N. Sycz  
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